





111 West Chesapeake Avenue  
Towson, MD 21204

SN: 3553

November 13, 1991

Mrs. Doris E. Ghent  
1104 Burke Road  
Baltimore, Maryland 21220

RE: Petition for Residential Zoning Variance  
Case No. 92-79-A

Dear Mrs. Ghent:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Peoples Counsel

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 9, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 10, 1991

There are no comments for item numbers 81, 102, 103, 104, 109, 110, 111, 112 and 115.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: October 28, 1991

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 110  
Ghent Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 1104 Burke Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Doris E. Ghent

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3B3 of the Baltimore County Zoning Regulations to permit 10 foot and 3 foot side yard setbacks in lieu of the required 50 feet, for a proposed addition and connected existing shed, respectively.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Office of Zoning Administration  
and Development Management  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Md. 21204

Re: Case # 92-79-A  
Petitioner: Doris E. Ghent  
Petition for Residential Variance

Dear Sir:

We, Doris and William Stecker, lot 94, 1102 Burke Road (Bowlby's Quarters) understand a mathematical error was made by our neighbor, the petitioner, Doris E. Ghent, in requesting a ten foot variance for her proposed seven feet wide by twelve feet long addition on lot 95.

We offer no objection to an amended request for a seven (7) foot variance in lieu of the ten (10) foot portrayed on her variance sign of September 15 through September 30, 1991. The three (3) foot variance for the stipulated is also acceptable.

*William Stecker*  
*Doris E. Stecker*

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 13, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53  
Smith Property, Item No. 64  
McClure Property, Item No. 65  
Boehnlein Property, Item No. 66  
Marx Property, Item No. 68  
Buie Property, Item No. 69  
Pulaski Property, Item No. 70  
Wollschlager Property, Item No. 72  
Bray Property, Item No. 74  
Graves Property, Item No. 75  
Sylvia Property, Item No. 76  
Long Property, Item No. 78  
Pearl Property, Item No. 79  
Casey Property, Item No. 80  
Edwards Property, Item No. 81  
Tyson Property, Item No. 85  
Skidmore Property, Item No. 88  
Williams Property, Item No. 89  
Restivo Property, Item No. 90  
Didier Property, Item No. 97  
Wesolowski Property, Item No. 102  
Griffin Property, Item No. 103  
Burgwin Property, Item No. 104  
Ghent Property, Item No. 110  
Lingg Property, Item No. 111  
Bates Property, Item No. 112  
Bond Property, Item No. 115

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

ITEM47/TXTRO2

Memo to Mr. Arnold Jablon  
October 28, 1991  
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5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 22-217(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces to pervious areas, to encourage maximum infiltration.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

*J. James Dieter*  
J. James Dieter, Director

JJD:DCF:ju  
Attachment  
cc: Mrs. Doris E. Ghent

GHENT/TXTN55

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1104 BURKE ROAD

Subdivision name: Bowlby's Quarters

plat book # WCT 10109 12 lot # 95 section #

OWNER: DORIS E. GHENT 5/30/91

Scale: 1"=100'

LOCATION INFORMATION

Councilmanic District: 5M

Election District: 15

1"=200' scale map: ME 2-A

Zoning: RC-6

Lot size: 19,027 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

North

date: 8/30/91

prepared by: GHENT

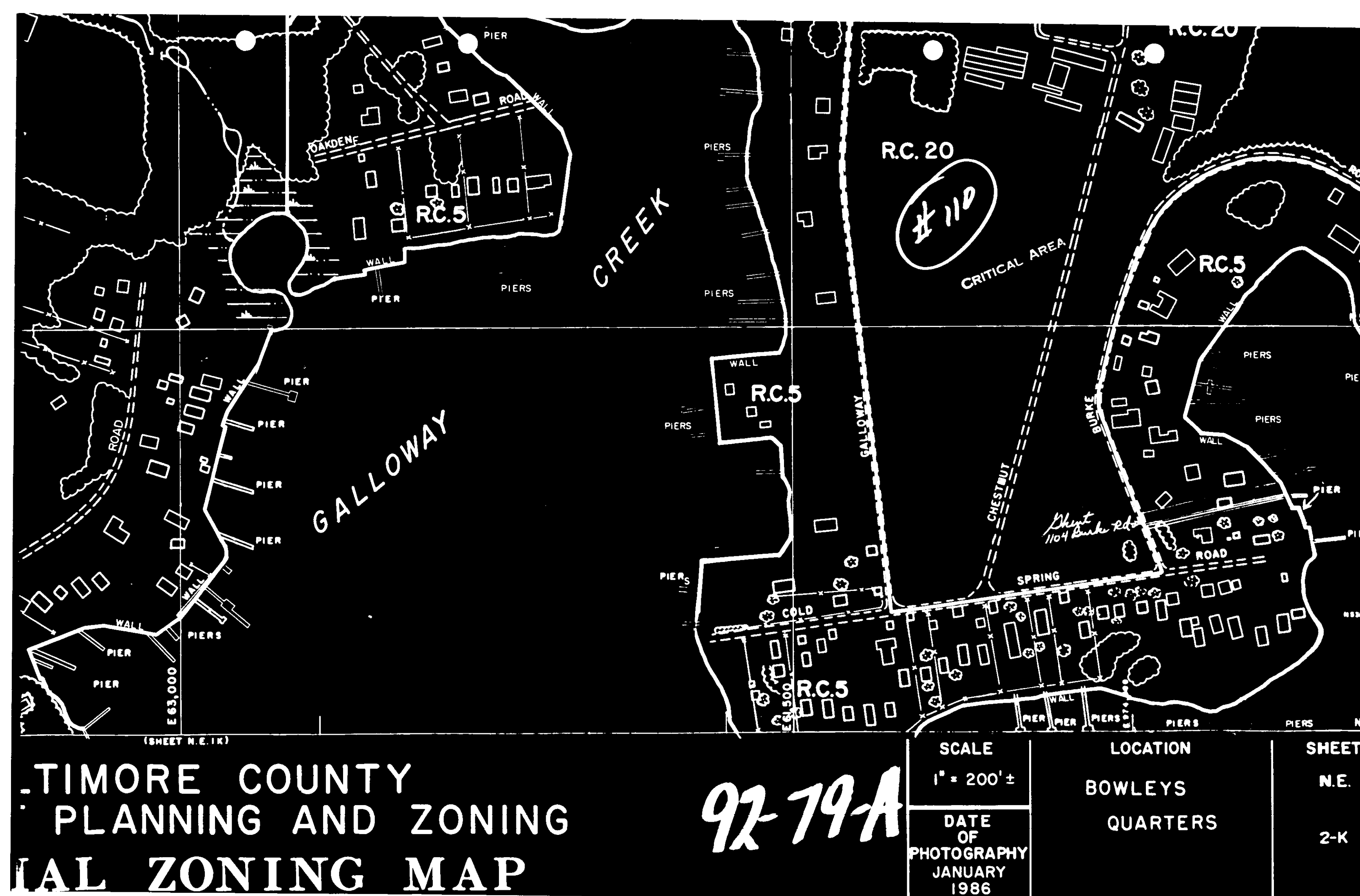
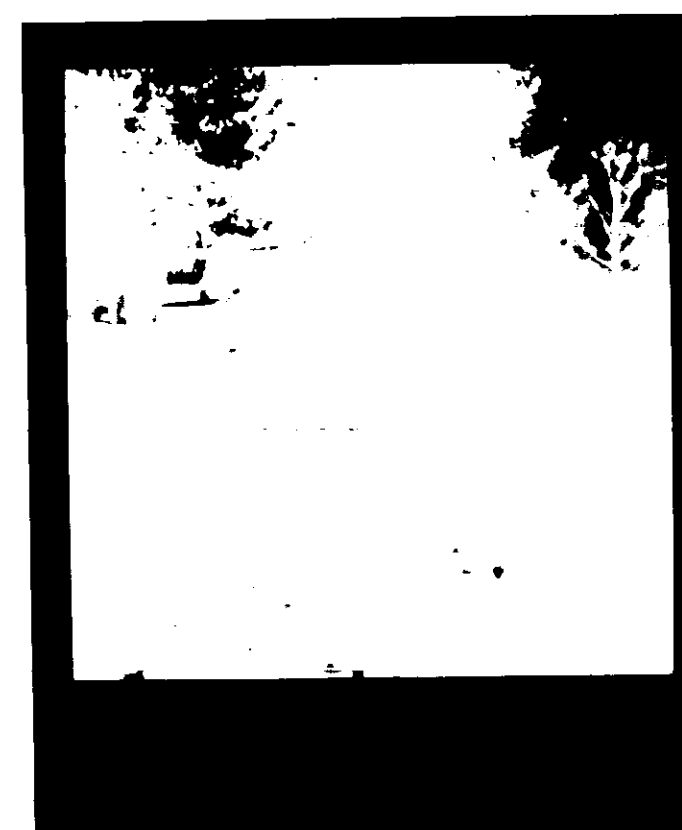
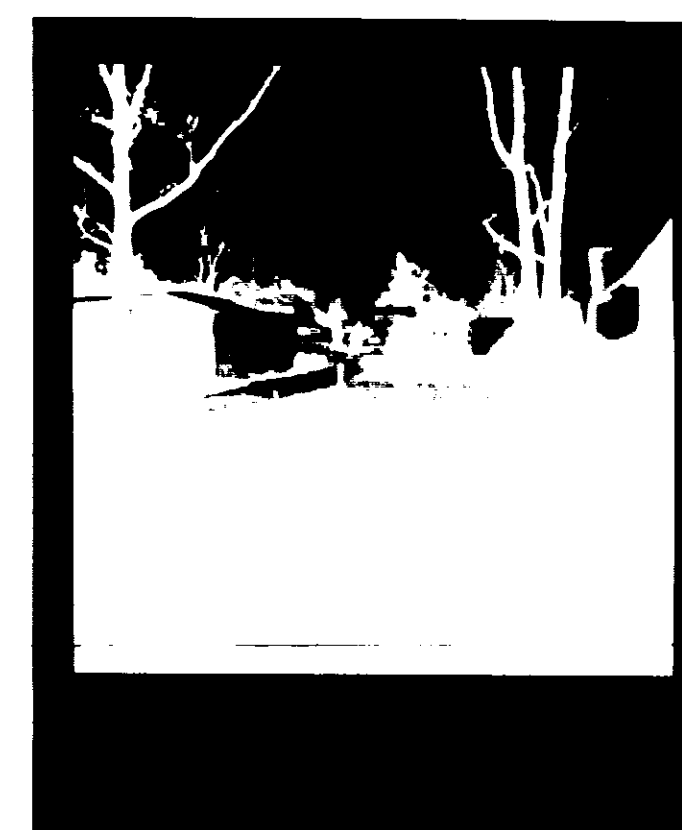
Scale of Drawing: 1"=50'



CASE NUMBER

92-79-A

PETITIONER'S EXHIBIT #



RIVER

MIDDLE

CHESAPEAKE

CREEK

92-79A

GALLOWAY

HOLLY LODGE  
147

BAY

Plat of Bowleys Quarter  
Received for record May 27, 1921  
Deed - Wm. P. Cole Clerk

BOWLEYS QUARTER  
PLAT NO. 1  
Scale 1"=200 April 15, 1921.  
Edward V. Coenen and Company  
Surveyors and Civil Engineers  
Baltimore, Md.

Indicates Location of Stake